



Enterprise Town Advisory Board MINUTES

Date & Time: February 10, 2016, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
David Chestnut Laura Ring Rocky Brandonisio

Secretary: Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Al Laird

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER: The meeting was called to order by the Chair

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on January 27, 2016. Requires a vote of the Board.

Motion by: Frank Kapriva

Approve as submitted

Motion passed: 5-0



Enterprise Town Advisory Board MINUTES

2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning items are companion items and will be heard together respectively:

1. NZC-0018-16 – HEWEL 38 IRREVOCABLE BUSINESS
2. NZC-0024-16 – MOUNTAIN BLUE 12 IRREVOCABLE BUSINESS TRUST
3. NZC-0025-16 – GILMUD
4. TM-0005-16 – GILMUD
10. VS-0026-16 - GILMUD
13. DR-0020-16 – TENAYA EDGE
15. TM-0004-16 – TENAYA EDGE
18. VS-0021-16 – TENAYA EDGE
14. TM-0003-16 - INVESTOR EQUITY HOMES
17. VS-0016-16 - INVESTOR EQUITY HOMES
19. ZC-0015-16 – INVESTOR EQUITY HOMES

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The TAB has received requests to hold the following item(s) to date(s) noted:

16 UC-0030-16 – CRAMER-STEPNIK, MARY A. REV TRUST: 2-24-16

Motion by: Frank Kapriva

Approve as published with changes noted above:

Motion passed: 5-0

ANNOUNCEMENTS

Clark County Neighborhood College Accepting Applications Through Feb. 24

Clark County's Neighborhood College is seeking residents interested in learning how County government works to better serve their neighborhoods and the community.

Neighborhood College is a free, ten-week program of interactive workshops and hands-on learning experiences conducted for Clark County residents by subject matter experts from various County departments. Session topics will include, but are not limited to, Government 101, transportation, health, human and community services, public and neighborhood safety, public works, civic engagement and code enforcement.

The class starts on March 21 and will meet from 6 to 9 p.m. Mondays for ten weeks. Each night will begin with an informal "Power Hour" from 5 to 6 p.m. for networking. The classes will be held in the Pueblo Room on the first floor of the County Government Center at 500 S. Grand Central Parkway.

BOARD OF COUNTY COMMISSIONERS

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DON BURNETTE, County Manager



Enterprise Town Advisory Board

MINUTES

"The County's Neighborhood College program is a great way for residents to learn more about the inner workings of the County government and the issues we deal with every day," Commission Chairman Steve Sisolak said. "I encourage anyone interested in learning about government to apply."

Applications are due by **5 p.m. on Wednesday, February 24**. Class size is limited to 28 students, so interested citizens are encouraged to apply soon.

To apply for the Neighborhood College:

- Obtain an application from the Organizational Development Center located on the first floor of the Clark County Government Center at 500 S. Grand Central Parkway, (702) 455-3179, or;
- Complete an application online via the web link, <http://goo.gl/forms/13UeLZJqze>
- Download the pdf application from the County website, then fax, mail or email the completed application to (702) 455-3211 (fax), odc1@ClarkCountyNV.gov or mail, Clark County Organizational Development Center, 500 S. Grand Central Parkway, Las Vegas, NV 89155.

ZONING AGENDA:

1. NZC-0018-16 – HEWEL 38 IRREVOCABLE BUSINESS ET AL:

ZONE CHANGE to reclassify 16.3 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family residential development in the MUD-3 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced residential adjacency standard (height/setback ratio).

DESIGN REVIEW for a multiple family residential development. Generally located on the north side of Blue Diamond Road and the west side of Torrey Pines Drive within Enterprise (description on file). SB/al/ml (For possible action) **03/01/16 PC**

Motion by Dave Chestnut

DENY

Motion passed 5-0

2. NZC-0024-16 – MOUNTAIN BLUE 12 IRREVOCABLE BUSINESS TRUST; ET AL:

ZONE CHANGE to reclassify 33.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-3 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** increased wall height; **3)** full off-site improvements (Pebble Road); **4)** allow non-standard improvements; and **5)** reduced street intersection off-set.

DESIGN REVIEW for a proposed single family residential development. Generally located on the south side of Pebble Road and west side of Torrey Pines Drive within Enterprise (description on file). SB/rk/ml (For possible action) **03/01/16 PC**

Motion by Dave Chestnut

DENY

Motion passed 5-0

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Enterprise Town Advisory Board

MINUTES

3. **NZC-0025-16 – GILMUD, LLC:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-2 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscape and screening; **2)** reduced setback; **3)** increased wall height; and **4)** modified street improvements in accordance with Clark County's Uniform Standard Drawings.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the east side of Gilespe Street, 800 feet north of St. Rose Parkway within Enterprise (description on file). SS/dg/ml (For possible action) **03/01/16 PC**

Motion by Dave Chestnut

APPROVE Zone Change;

APPROVE Waiver of Development Standards #1, #3, #4;

APPROVE Waiver of Development Standards #2: Restricted to single story model only;

APPROVE Design Review #1 and #2.

Motion passed 5-0

4. **TM-0005-16 – GILMUD, LLC:**

TENTATIVE MAP consisting of 38 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the MUD-2 Overlay District. Generally located on the east side of Gilespe Street, 800 feet north of St. Rose Parkway within Enterprise. SS/dg/ml (For possible action) **03/01/16 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0

5. **UC-0008-16 – DOSE, EDWARD ALLEN & REBECCA NOEL:**

USE PERMITS for the following: **1)** proposed accessory structure (storage container) within the rear yard that is not architecturally compatible with the principal building; **2)** waive architectural enhancements; **3)** non-decorative metal siding; and **4)** a flat roof without a parapet wall in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the east side of Hinson Street within Enterprise. SS/pb/ml (For possible action) **03/01/16 PC**

Motion by Rocky Brandonisio

DENY

Motion passed 5-0

6. **UC-0011-16 – SUNSTONE DIAMOND, LLC:**

USE PERMIT for a proposed major training facility within an existing shopping center on 8.4 acres in an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the east side of Cimarron Road within Enterprise. SB/mk/ml (For possible action) **03/01/16 PC**

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MINUTES

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

7. **UC-0017-16 – NCW NEVADA, LLC:**

USE PERMIT to waive the minimum 48 inch wide pedestrian access around the perimeter of an outside dining area.

DESIGN REVIEW for a restaurant with drive-thru within an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 800 feet south of Silverado Ranch Boulevard within Enterprise. SS/gc/ml (For possible action) **03/01/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions and,
ADD a Current Planning condition:

- Incorporate safety bollards into the outside dining area fence design.

Motion passed 5-0

8. **VC-0003-16 – THE CASTLE FAMILY REVOCABLE LIVING TRUST:**

VARIANCE to reduce the rear setback for a patio cover in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone in the Southern Highlands Master Planned Community. Generally located on the north side of Lunetto Avenue, 90 feet west of Crispinio Street within Enterprise. SB/rk/ml (For possible action) **03/01/16 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

9. **VS-0023-16 – D.R. HORTON, INC:**

VACATE AND ABANDON a portion of right-of-way being Bermuda Road located between Erie Avenue and Starr Avenue within Enterprise (description on file). SS/jvm/ml (For possible action) **03/01/16 PC**

Motion by /Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

10. **VS-0026-16 - GILMUD, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Giles pie Street and Barbara Lane, and between St. Rose Parkway and Lantana Breeze Drive (alignment) within Enterprise (description on file). SS/dg/ml (For possible action) **03/01/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0



Enterprise Town Advisory Board

MINUTES

11. **WS-0009-16 – MODEL RENTING 2014, LLC & CANFAM HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of existing and proposed residences within an existing single family subdivision on 5.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Camero Avenue and Arville Street within Enterprise. SB/jt/ml (For possible action) **03/01/16 PC**
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0
12. **WS-0019-16 –DISTINCTIVE HOMES VALLEY VIEW, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a developing single family residential subdivision on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Arby Avenue and Hinson Street within Enterprise. SS/mk/ml (For possible action) **03/01/16 PC**
- Motion by Frank Kapriva**
APPROVE per staff conditions
Motion passed 5-0
13. **DR-0020-16 – TENAYA EDGE, LP:**
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 5.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Mountains Edge Parkway and the east side of Tenaya Way (alignment) within Enterprise. SB/rk/ml (For possible action) **03/02/16 BCC**
- Motion by Frank Kapriva**
APPROVE per staff conditions
Motion passed 5-0
14. **TM-0003-16 - INVESTOR EQUITY HOMES, LLC, ET AL:**
TENTATIVE MAP consisting of 43 single family residential lots and common lots on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Grand Canyon Drive (alignment) within Enterprise. SB/dg/ml (For possible action) **03/02/16 BCC**
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0
15. **TM-0004-16 – TENAYA EDGE, LP:**
TENTATIVE MAP consisting of 29 single family residential lots and common lots on 5.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Mountains Edge Parkway and the east side of Tenaya Way (alignment) within Enterprise. SB/rk/ml (For possible action) **03/02/16 BCC**



Enterprise Town Advisory Board

MINUTES

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

16. **UC-0030-16 – CRAMER-STEPNIK, MARY A. REV TRUST:**
USE PERMIT for the proposed retail sale of landscape materials (rocks).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** design standards for a temporary modular structure; **2)** street landscaping requirements; **3)** eliminate parking lot landscaping; **4)** eliminate loading space; **5)** eliminate trash enclosure; **6)** on-site paving; and **7)** full off-site improvements (excluding minimum paving).
DESIGN REVIEW for a landscape material (rocks and concrete pavers) retail/wholesale and storage facility including a modular building on 2.1 acres in an M-1 (Light Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Oleta Avenue and Mann Street, 300 feet south of Blue Diamond Road within Enterprise. SB/mk/ml (For possible action) **03/02/16 BCC**

HELD per request of the applicant to the February 24, 2016 TAB meeting.

17. **VS-0016-16 - INVESTOR EQUITY HOMES, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive (alignment) and Tee Pee Lane (alignment) and between Gomer Road (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **03/02/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

18. **VS-0021-16 – TENAYA EDGE, LP:**
VACATE AND ABANDON a portion of right-of-way being Mountains Edge Parkway located between Tenaya Way (alignment) and Springside Street within Enterprise (description on file). SB/rk/ml (For possible action) **03/02/16 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

19. **ZC-0015-16 – INVESTOR EQUITY HOMES, LLC, ET AL:**
ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Gomer Road (alignment) and the east side of Grand Canyon Drive (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **03/02/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0



Enterprise Town Advisory Board

MINUTES

GENERAL BUSINESS:

TAB to review input from their appointees to the Community Plan Working Group and provide feedback regarding the process and final staff recommendations. (For possible action)

The TAB reviewed the input from their appointees to the Community Plan Working Group. Current Planning staff was asked to comment on the process during the discussion. Outstanding points of discussion were:

- The TAB felt that the proposed Land Use Categories are going in the wrong direction.
- The proposed Land Use Categories are too subjective and vague.
- The Plan should be more specific rather than broader.
- The consideration of elements of the Plan was taken out of order: Goals and Policies should have been considered before Categories.
- The TAB appointees felt that an experienced current planner should have been in the work group to provide that specific expertise.
- Only one format option was presented to the work group.
- It appeared to some TAB members that this new Plan being proposed is much like an old system from the 1990's referred to as the "bubble system", which was abandoned in 1998.
- This old system was abandoned because the most intense zoning was usually requested and people wanted more control through more detailed planning categories.
- The entire product should be reviewed before any further adoption of the Plan.
- Do not need a concept Plan; need specifics.
- The TAB consensus is that this Plan is not workable.

A TAB appointee to the Community Plan Working Group submitted several self-authored documents in support of his opinion of what was incorrect with and needed revisions to the Community Plan Working Group Plan. These were referred to during this discussion and will be attached to these minutes below. He asked the TAB to forward the documents to the county as part of the TAB recommendation.

Motion by Dave Chestnut

Draft letter to county expressing the TAB's views including the reference material and proposals submitted by the TAB member. See attachments.

Motion passed 5-0

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

The following written statement was submitted to the TAB with the request that it be included in the record.

I agree with your traffic congestion warning and the fact that the infrastructure cannot support additional traffic - it's too much even without the church and school. I am against this project 100%.

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Enterprise Town Advisory Board

MINUTES

Can you possibly bring up the fact that the school's ingress/egress as it was granted isn't even utilizing streets. They are using the parking lot easements the Church granted them to get to Pebble. One of those access points is immediately next to my house where my bedrooms are.

Also, while I know that the county/fire dept requires 2 points of ingress/egress, both the school's access points are less than 700 ft from each other and on the same street and both using a parking lot!! I can't believe still that was granted.

In essence, the school is using parking lot access to Pebble Rd. only. You know that parents are not going to take the time to sit in traffic through that horseshoe drop off/pickup. They will merely drop the kids off on Pebble Rd so they can just walk thru the church parking lot to the school. I waived the requirement for a wall next to my house the Church was required to build, so our water truck can access our water tank only knowing that the Church traffic was the only thing at issue.

Without my knowledge or authorization, the Church granted the easements for the school. I still think that was improper without me knowing or having any say whatsoever!!

The fact that Pebble Rd is still only a residential street on the narrow side even with that much traffic is a nightmare.

Tootaloo, LLC bought up the house next to me 10 yrs. ago which is now condemned due to vandalism and fire from a homeless person. And right Tootaloo bought the house next to me, they bought all those other vacant houses which have been destroyed too. In fact, just yesterday morning at about 4am there was a fire at the vacant white house on Inspiration. That was on the news.

Now finally years later, they want their investment to make them as much money as possible - to the highest company willing to pay top dollar. That's what LLC's do. The fact that they neglected all those houses for 6-10 years tells you they don't care about our neighborhood. All those houses were in great shape when they bought them. They could have rented them out till they decided what to do, if they cared at all. Instead they were all left to vandalism and mayhem.

Now they want to build crackerbox houses and apartments for multiple families? First of all it doesn't fit the neighborhood; second is all the traffic & crime that will come along with it; also the list of goals for the master plan #6 should be considered as it's more appropriate for this neighborhood.

Also the train switching tracks (6 or more) and the fact that they are transporting/storing highly explosive and deadly chemicals (not to mention the possibility that nuclear waste may someday be transported by those trains) should be taken into account. There have already been leaks over there requiring the contamination team in white trucks to even test in our neighborhood to test air quality. I've seen them numerous times over here in the neighborhood. Don't know if they are all Union Pacific vehicles but I also read on the trucks Clark County air quality control etc.

Putting numerous families in this area is a bad idea. Also think of kids running across Blue Diamond Hwy to get to the convenience stores and McDonald's. It will happen.

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Enterprise Town Advisory Board MINUTES

The school alone shouldn't have been put there. And 700 ft access to the same street to fulfill the two access points is ridiculous. If an emergency occurs at the school those points of access being so close will cause a nightmare with police, fire dept, ambulance, paramedic vehicles all in an area of 700 ft.

*Carolyn M Tenney
6465 W. Pebble Rd
Las Vegas, NV 89139*

NEXT MEETING DATE: February 24, 2016, 6:00 p.m.

ADJOURNMENT:

**Motion by Cheryl Wilson
Adjourn 9:50 p.m.
Motion passed 5-0**